

**MANAGEMENT CERTIFICATE FOR  
Palmilla Beach Owners Association, INC.  
NUECES COUNTY**

**STATE OF TEXAS     §  
COUNTY OF NUECES §**

1.     **Name of Subdivision:**                   Palmilla Beach
2.     **Name of Association:**               Palmilla Beach Owners Association, INC.
3.     **Recording Data for Subdivision:**               See Exhibit "A"
4.     **Recording Data for Declaration:**               See Exhibit "A"
5.     **Name and mailing address of Association:** Palmilla Beach Owners Association, INC., 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735.
6.     **The Association's designated representative is:** FirstService Residential Austin, LLC, 5316 W Hwy 290 Service Road, Suite 100, Austin, TX 78735; 512-266-6771 Office;  
Email: [Austin@fsresidential.com](mailto:Austin@fsresidential.com)  
Community Website: <https://PalmillaBeach.connectresident.com>
7.     **Transfer Fee:** There is a transfer fee in the amount of **\$350.00** and a \$3000.00 working cap fee and a \$2000.00 reserve fund fee, and a resale disclosure package fee in the amount of **\$375.00** collected at closing from the buyer.
8.     **Other information the Association considers appropriate for the governing, administration or operation of the subdivision and Association:** See Exhibit "A"

*Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Palmilla Beach Owners Association, INC., as well as performing a physical inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.*

**Palmilla Beach Owners Association, INC.**

By: \_\_\_\_\_

Print Name: Gerry Poe

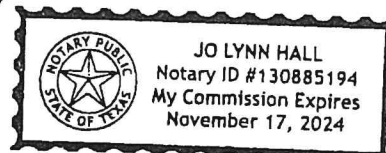
Print Title: Managing Agent

**STATE OF TEXAS     §  
COUNTY OF NUECES §**

21 This instrument was acknowledged and signed before me on this the 1 day of September 2021 by Gerry Poe, the Managing Agent of the Palmilla Beach Owners Association, INC., on behalf of the Association.

\_\_\_\_\_  
Notary Public – State of Texas

**After Recording Return To:**  
FirstService Residential Austin, LLC  
5316 W US HWY 290 Service Road, Ste 100  
Austin, TX 78735



## EXHIBIT "A"

**KM Beach LLC**, a subdivision located in Nueces County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the KM Beach LLC, which sections were originally encumbered by dedicatory instruments filed of record in Nueces County, Texas as follows:

Recording Date	Filed Document	Recording Information
11/03/2016	First Amendment to Development Area Declaration - Rowhomes	2016046498
07/18/2013	Master Covenant	2013029686
07/18/2013	Development Area Declaration	2013029757
07/19/2013	Design Guidelines	2013029943
07/19/2013	Community Manual	2013029944
11/18/2013	First Supplement to Development Area Declaration	2013049578
02/07/2014	First Amendment to Design Guidelines	2014004538
05/07/2014	Amended and Restated Notice of Applicability Of Master Covenant	2014016871
05/07/2014	Second Amendment to Design Guidelines	2014016872
05/08/2014	Second Supplement to Development Area Declaration	2014017050
04/21/2016	Amended and Restated Community Manual	2016016315
05/26/2016	Notice of Applicability of Master Covenant Phase 1 - Neighborhood: C	2016021262
05/26/2016	Third Amendment to Design Guidelines	2016021263
07/06/2016	Development Area Declaration - Rowhomes	2016027555
08/11/2016	First Amendment to Master Covenant	2016033672
12/11/2016	Adoption of Working Capital Assessment	2018052572
12/29/2016	Second Amendment to Amended and Restated Development Area Declaration	2016054082
02/08/2017	Second Amendment to Development Area Declaration - Rowhomes	2017004932
.3/20/2017	Notice of Applicability of Development Area Declaration Rowhomes Phase 2 - Neighborhood: C	2017010575
06/02/2017	Notice of Applicability of Development Area Declaration Rowhomes Phase 3 - Neighborhood C	2017023154
07/12/2017	Fifth Amendment to Design Guidelines	2019027746
08/26/2018	Fourth Amendment to Design Guidelines	2018036892
09/11/2018	Notice of Applicability of Development Area Declaration Rowhomes Phase 4 - Neighborhood: C	2018039730
11/19/2018	Notice of Applicability of Development Area Declaration Rowhomes Phase 5 - Neighborhood C	2018049651
11/19/2018	Notice of Applicability of Development Area Declaration Neighborhood A	2018049652
12/11/2018	Second Amendment to Master Covenant	2018052529
12/11/2018	Amendment to Amended and Restated Development Area Declaration	2018052530
12/11/2018	Third Amendment to Amended and Restated Development Area Declaration	2018052531
01/21/2019	Amended and Restated Development Area Declaration	2016016314

05/27/1998	DCCR Unit 9B Phase II and Annexation	82294
01/28/2000	Plat Unit 6I	15667
02/17/2000	DCCR Unit 6I and Annexation	26121
08/08/2000	Articles of Incorporation & Restated Bylaws	134620
10/13/2004	Bylaws Restated	20040236286
10/13/2004	ACC Guidelines	20040236286
07/13/2011	Resolution - Gate System Access	20110122143
10/13/2011	Resolution - Collection Policy	20110183619
10/13/2011	Resolution - Payment Plan Guidelines	20110183618
10/31/2011	Resolution - Records Production, Copy and Retention	20110183620
11/22/2011	Resolution - Collection Policy - Correction to Item 9	20110207989
07/25/2012	Rules, Regulations & Policies	20120141698
10/04/2013	Association Information Rules and Regulations	20130209203
12/08/2014	Estoppel & Recognition Certificate	20140210921
05/23/2016	Swimming Pool Rules and Polices	20160095402
02/02/2017	Resolution of Barring Open Carrying of Handguns on Common Area	20170021228
02/09/2017	ACC Guidelines for the Oakwell Farms HOA	20170025649
02/17/2017	Charters for the Grounds Committee, Pool Committee, Social Committee, Street Committee, Tennis Committee, Architectural Control Committee, Amenities Committee & Control Access Committee	20170031333
02/17/2017	2017 Swimming Pool Rules & Policies for Oakwell Farms HOA	20170031332
05/21/2019	2019 Association Information, Rules and Guidelines	20190093961
10/31/2019	Video Surveillance	20190220968
03/20/2020	Process for Delinquency Notification	20200060136
03/20/2020	2020 Pool Fee Schedule	20200060135
03/20/2020	2020 Pool Entry Card Waiver	20200060134
03/20/2020	Swimming Pool Rules and Regulations	20200060171
11/02/2020	Guidelines for the Architectural Control Committee Revised 10/2020	20200263430
01/06/2021	Guidelines for the Architectural Control Committee Revised 10/2020 (Updated)	20210003429
06/03/2021	Information, Rules, and Regulations	20210150356

03/12/2019	Notice of Applicability Development Area Declaration Rowhomes - Adding Lots 11d, 11e, 11f, 11g, 11h And 11i In Block 8	2019009415
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**Nueces County  
Kara Sands  
Nueces County  
Clerk**

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**Instrument Number:** 2022018514

eRecording - Real Property

NOTICE

Recorded On: April 19, 2022 08:20 AM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$33.00



**STATE OF TEXAS  
NUECES COUNTY**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Nueces County, Texas.

Kara Sands  
Nueces County Clerk  
Nueces County, TX

*Kara Sands*

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2022018514  
Receipt Number: 20220415000026  
Recorded Date/Time: April 19, 2022 08:20 AM  
User: Brenda R  
Station: CLERK02

**Record and Return To:**

Simplifile  
484 North 300 West, Suite 202  
  
Provo UT